Karen Johnson Davidson County
Batch# 847913 AFFIDAVIT
04/29/2022 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0049540

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Maximum Principal Indebtedness for Tennessee tax recording purposes is $0.00.

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **JOSEPH M. BARRETT**, hereinafter referred to as Affiant, on this the 5th day of April, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information, and belief:

1. That a Warranty Deed was executed on December 8, 2017 and recorded on December 12, 2017, in **Instrument No. 20171212-0126608, in the Register's Office for Davidson County, Tennessee** for the property commonly known as **2216 Belmont Blvd #C, Nashville, Tennessee, 37212, with Parcel ID of 104160K00300CO**, conveying certain real property described therein, with an incorrect legal description. The legal description should read as follows:

   A certain unit located in Davidson County, Tennessee, being known and designated as Unit C, together with the common areas, of 2216 Belmont Homes, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions for 2216 Belmont Homes, a Horizontal Property Regime with Private Elements (the "Declaration") of record in Instrument No. 20160829-0089813, and amendment recorded in Instrument No. 20171128-0121411, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted in said Declaration.

   Together with an undivided percentage interest in the Common Elements belonging to and appertaining to said Unit as defined and set forth in said Declaration and including voting percentages set forth therin.

   And together with the Limited Common Elements serving exclusively said Units as an inseparable appurtenance thereto as defined and set forth in said Declaration.

2. This Affidavit is made to correct the error as stated above by showing that it resulted from Scrivener's error and not the intentional acts of the parties, and with the intended effect that the foregoing corrected items listed herein for **2216 Belmont Blvd #C, Nashville, Tennessee, 37212,** be deemed to have been included in the original Warranty Deed, as intended by the parties.

FURTHER, the Affiant sayeth not.

JOSEPH M. BARRETT, Affiant

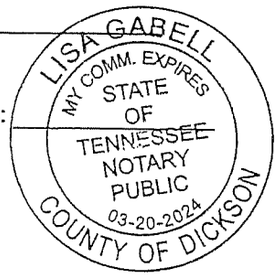
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JOSEPH M. BARRETT**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2022.

NOTARY PUBLIC

My Commission Expires:



I, Karen Boswell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 5, 2022 (date of document).

Karen Boswell

Affiant Signature

Date 4/22/22

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2022.

Stacey Denson Palmer

Notary's Signature

MY COMMISSION EXPIRES: _____

